Regulatory Site Plans

Issued for Preliminary Site Development and Use Plan Date Issued December 22, 2021

Latest Issue March 4, 2022

Bedford Street Planned Development District

475 Bedford Street Lexington, Massachusetts

Owner

Cresset Lexington LLC 120 Water Street; Suite 500 Boston, MA 02109

Applicant

Cresset Lexington LLC 120 Water Street; Suite 500 Boston, MA 02109

Assessor's Map: 84

Lot: 85A



Shee	Sheet Index		
No.	Drawing Title	Latest Issue	
C1.00	Property Rights and Dimensional Standards Plan	March 4, 2022	
C2.00	Site Construction Plan	March 4, 2022	
L1.00	Planting Plan	March 4, 2022	
A2.01	Building Elevations	March 1, 2022	
A2.02	Garage Elevations	March 1, 2022	



Architect

200 High Street #2 Boston. MA 02110

Watertown, MA 0247

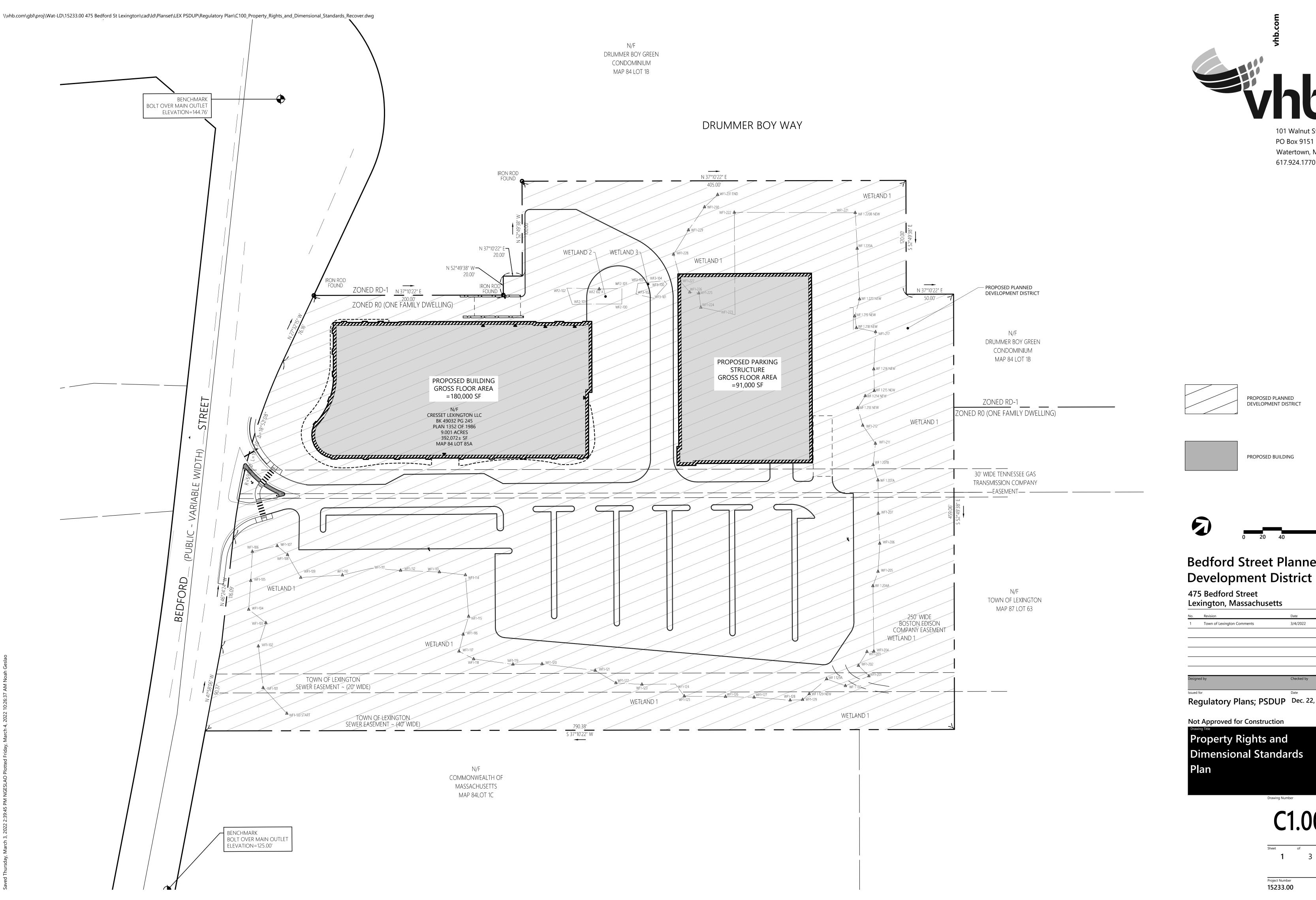
617.924.1770

Engineer/Survey

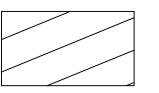
VHB 101 Walnut Street PO Box 9151 Watertown, MA 02471

Transportation

MDM Transportation Consultants, Inc. 28 Lord Road, Suite 280 Marlborough. MA 01752







PROPOSED PLANNED DEVELOPMENT DISTRICT



PROPOSED BUILDING





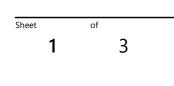
475 Bedford Street Lexington, Massachusetts

Revision	Date	Appvd
Town of Lexington Comments	3/4/2022	

Designed by	Checked by
Issued for	Date
Regulatory Plans; PSDUP	Dec. 22, 2021

Not Approved for Construction

Property Rights and Dimensional Standards Plan



Project Number 15233.00

Table Of Development Data

Zoning District (s):	Proposed Development District - PDD (N Predetermined Standards		
Overlay District (s):	None		
Zoning Regulation	Existing	Provided	
MINIMUM LOT AREA	392,072 SF	392,072 SF	
MINIMUM FRONTAGE	476.9± FT	476.9± FT	
FRONT YARD SETBACK	178.4± FT	30.0± FT	
SIDE YARD SETBACK	33.8± FT	25.4 FT	
REAR YARD SETBACK	108.9± FT	149.6± FT	
TOTAL WETLAND AREA	116,150± SF	121,840± SF	
TOTAL 25' WETLAND BUFFER	54,677± SF	54,677± SF	
TOTAL IMPERVIOUS AREA	182,500± SF	166,665± SF	
DEVELOPABLE SITE AREA	275,922± SF ²	270,232± SF ²	
MAXIMUM FLOOR TO AREA RATIO (FAR) ³	0.21	0.53	
GROSS FLOOR AREA	71,040 SF	180,000 SF ⁴	
MAXIMUM BUILDING HEIGHT (FEET)	33 FT	63 FT⁵	
MAXIMUM BUILDING STORIES	2	4	
MAXIMUM BUILDING COVERAGE	15.1%	18.1% ⁶	
OFF-STREET LOADING SPACES	_	3 ⁷	

1) Zoning regulation requirements as specified in Chapter 135, Zoning, Section 4.0, Dimensional Controls, in the Town of Lexington's Zoning Bylaws.

2) Developable Site Area is equal to the Total Site Area minus the Total Wetland Area.

3) Existing Net Floor Area = 0.8 * 71,040 SF = 56,832 SF; FAR = Net Floor Area / Total Developable Site Area 4) Total proposed site GFA is 271,000 SF. Structured garage GFA is 91,000 SF.

5) Building height does not include proposed mechanical penthouse. Proposed mechanical penthouse height is 18 FT.
6) Maximum Building Coverage includes Lab Building and Parking Garage coverage (Lab Building covers 10.9% of the Total Site).
7) Loading bays to be a minimum of 30 FT long, 12 FT wide and 14 FT high.

Parking Summary Chart

	S	Size		Spaces	
Description	Typical	Provided	Existing	Provided	
STANDARD SPACES	9 x 19	9 x 19	228	422	
COMPACT SPACES (33% ALLOWED)	8.5 x 15	8.5 x 15	0	0	
STANDARD ACCESSIBLE SPACES *	9 x 18	9 x 19	11	10	
VAN ACCESSIBLE SPACES	9 x 18	9 x 19	1	2	
TOTAL SPACES			240	434	

* ADA/STATE/LOCAL REQUIREMENTS

PROPOSED CROSSWALK
MODIFICATIONS TO BE
COORDINATED WITH THE

'NO LEFT TURN EXIT' SIGNAGE —

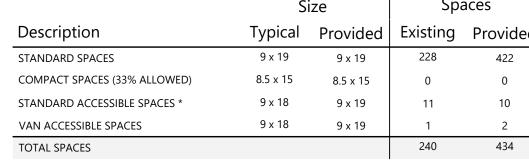
TOWN OF LEXINGTON -

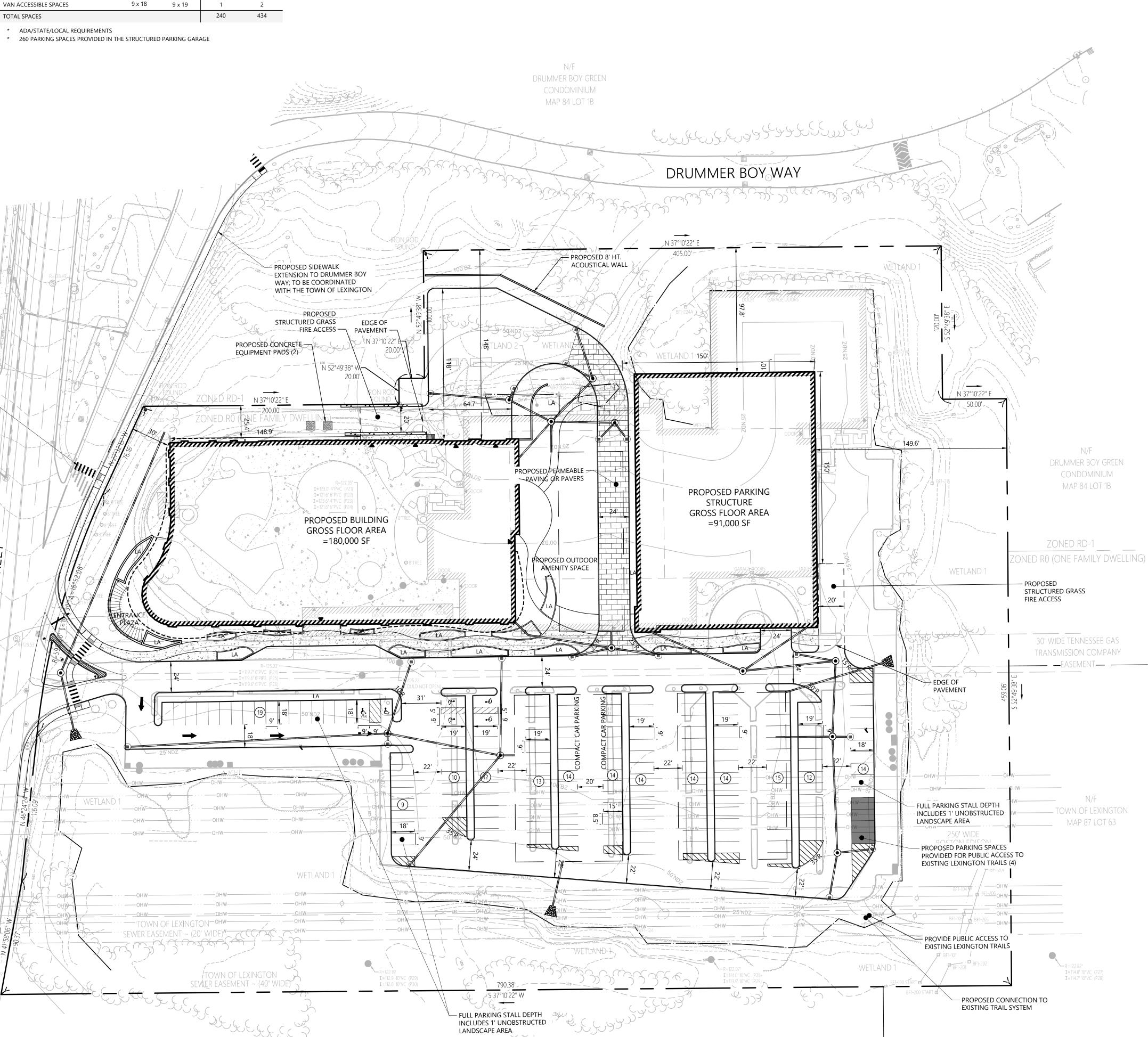
STREET

VARIABLE WIDTH)

(PUBLIC

BEDFORD





COMMONWEALTH OF MASSACHUSETTS MAP 84LOT 1C





Development District

475 Bedford Street Lexington, Massachusetts

No.	Revision	Date	Appvd.
1	Town of Lexington Comments	3/4/2022	_

Designed by SMC / JB	Checked by
Issued for	Date
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15233.00

Arctostaphylos uva-ursi

PERRENIALS Athrium filix-femina

Onoclea sensibilis

Isis versacolor

Dennstaedtia punctilobula

Matteuccia struthiopteris

Symphyotrichum laeve

Osmunda cinnamomea

Symphyotrichum ericoides

Bearberry, Kinnikinnik

Northern Lady Fern

Smooth Blue Aster

New England Aster

White Heath Aster

Virginia Creeper

Northern Blue Flag Iris

Sensitive Fern

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- 4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE

INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.

- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- 6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON

- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- 10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- 11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.







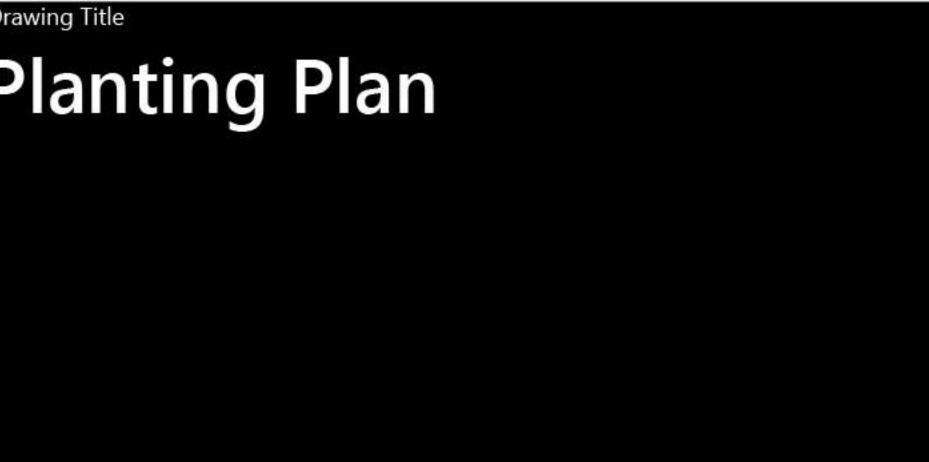


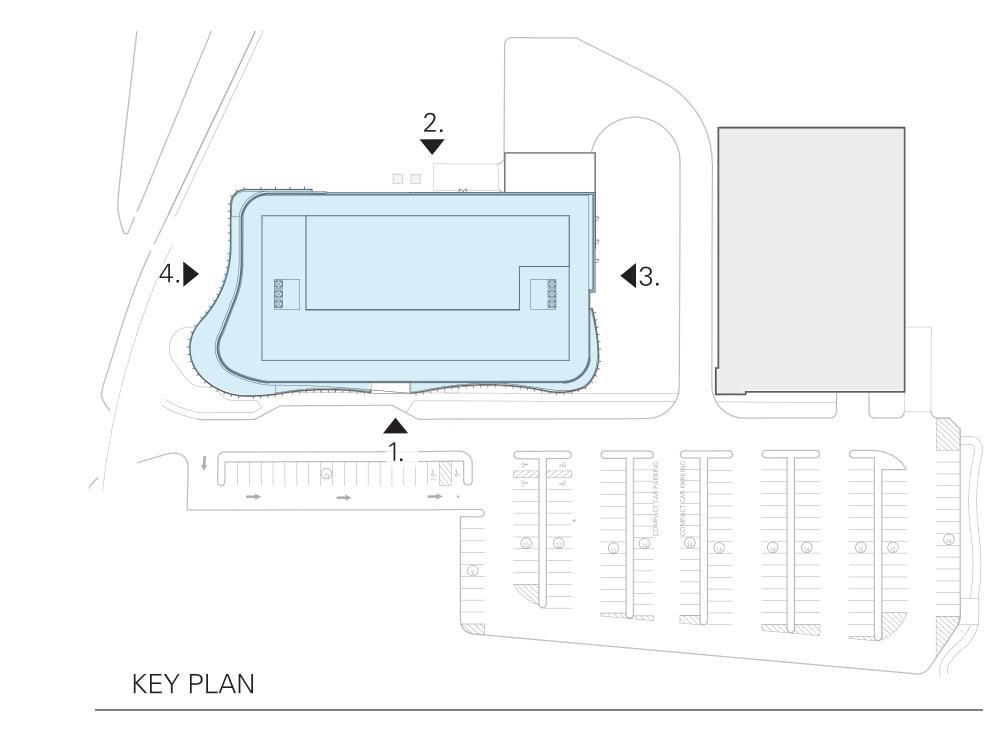
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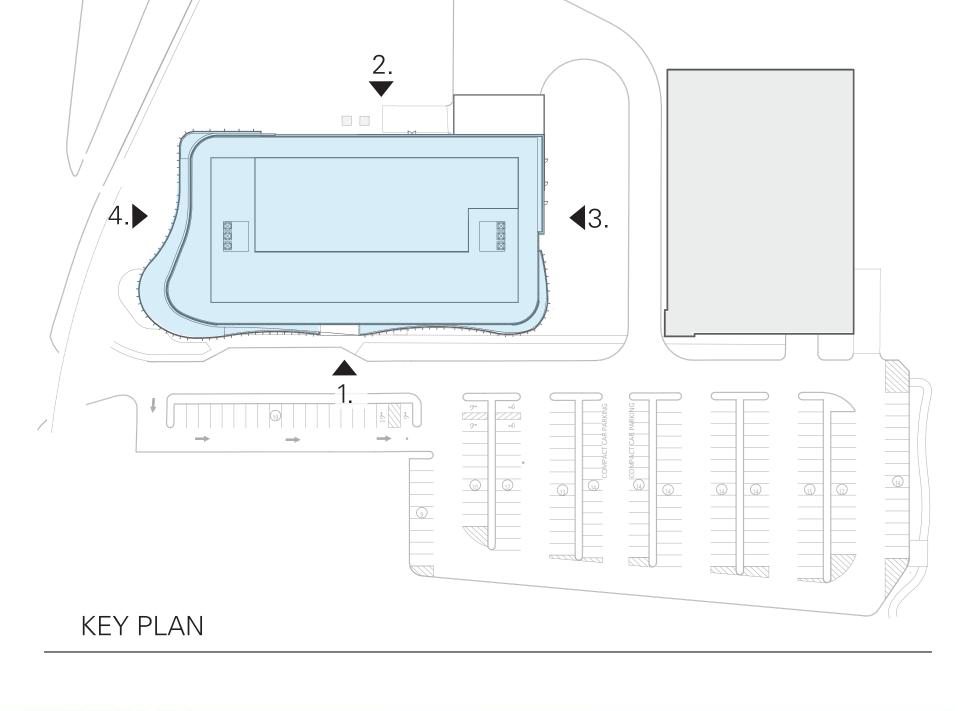
Town of Lexington Comments 3/4/22

Regulatory Plans; PSDUP Dec. 17, 2021

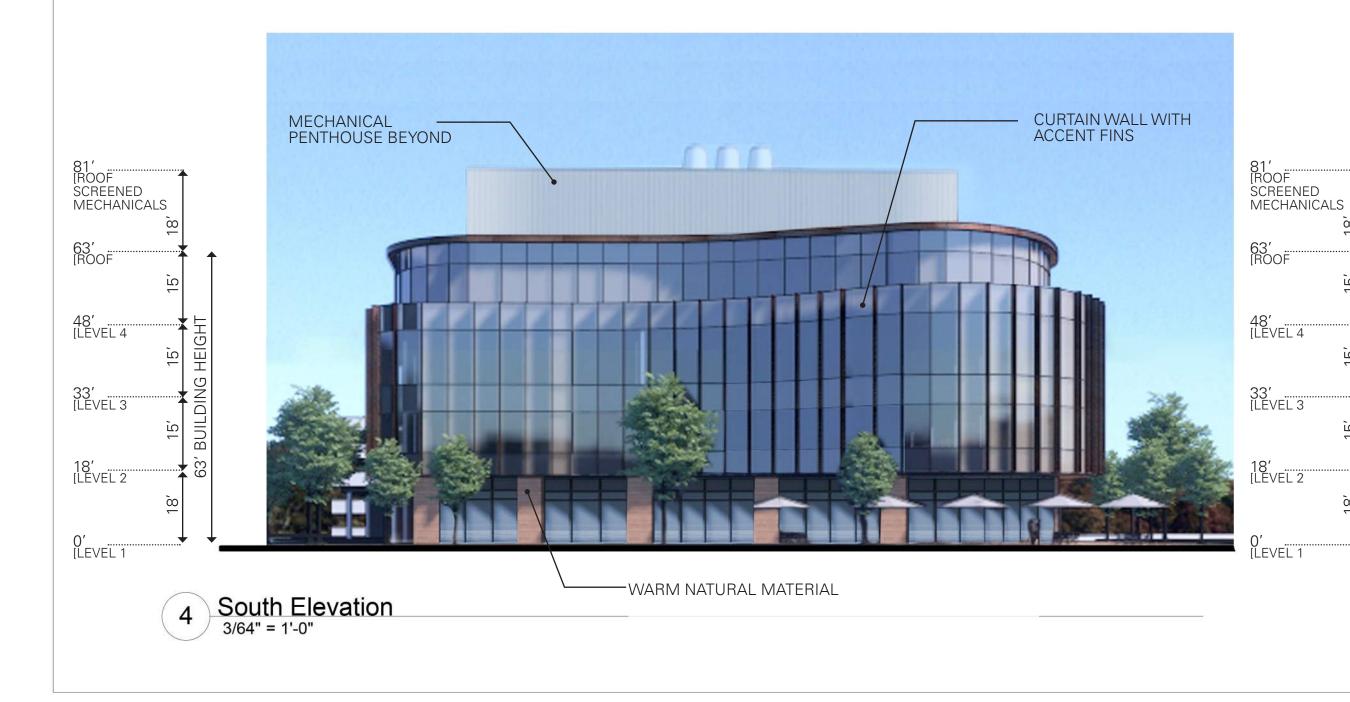
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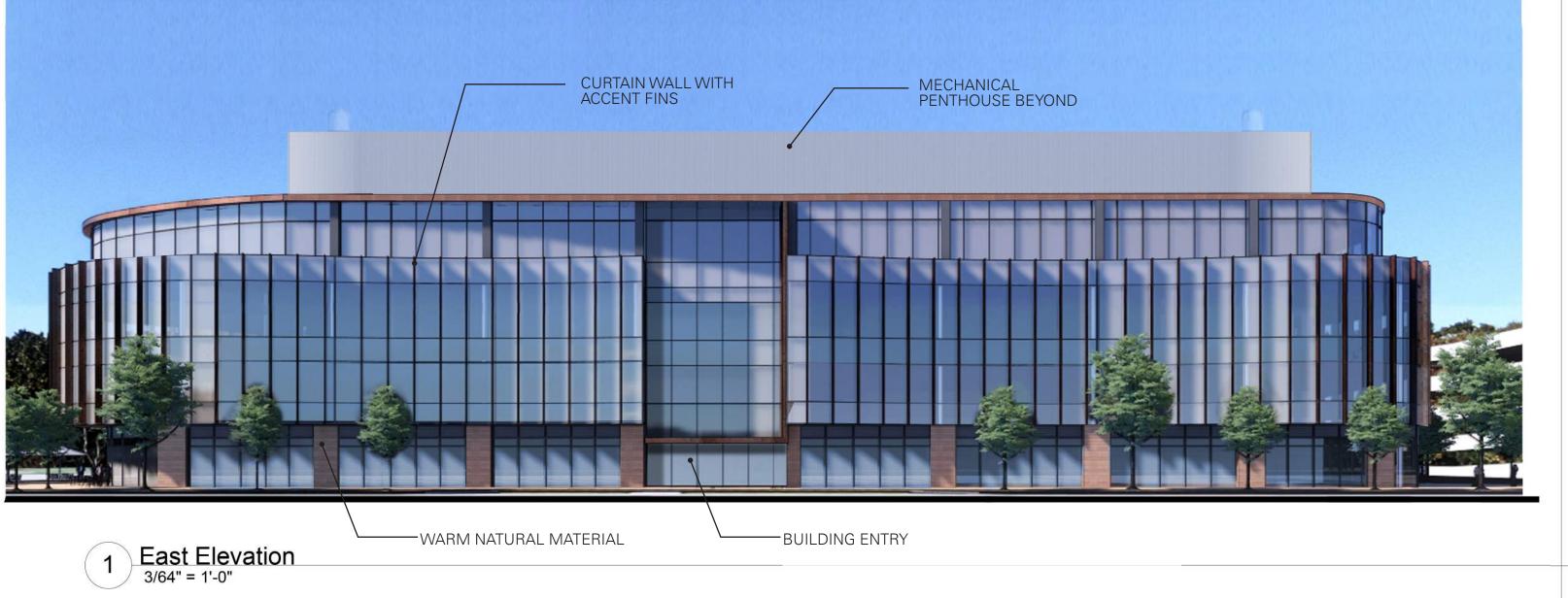












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PROJECT TEAM:

CLIENT Cresset Lexington,LLC

120 Water St 5th fl Boston, MA 02109 617.624.9100

Civil/Landscape **VHB**

101 Walnut Street Watertown, MA 02471 617.924.1770

SEAL / SIGNATURE

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PROJECT:

475 Bedford Street

475 Bedford Street

CRESSET LEXINGTON,

REVISIONS:
No. Date Description

SUBMISSIONS:

Date Issued For:
03/01/22 REVISED PSDUP SUBMISSION

SCALE 3/64" = 1'-0"

DATE ISSUED 03/01/22

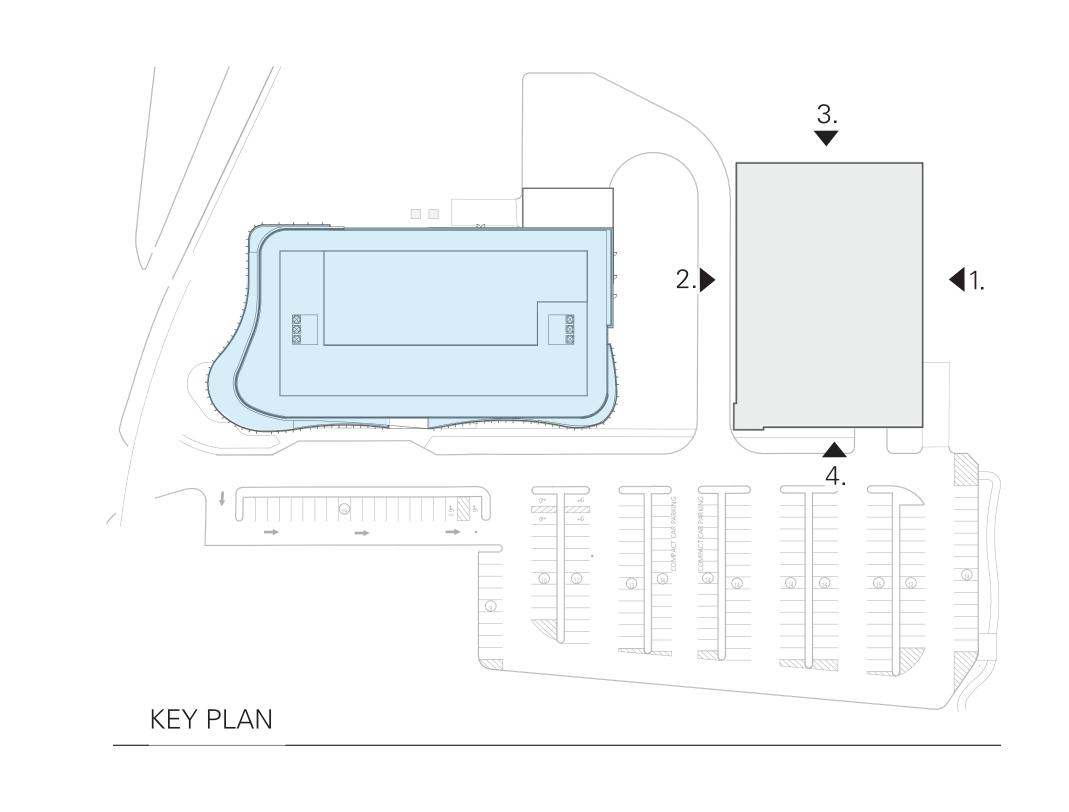
PROJECT NO 5255.00

DRAWN BY TS

CHECKED BY JS SHEET TITLE:

Building Elevations

A2.01





PROJECT TEAM:

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Civil/Landscape

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SEAL / SIGNATURE

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PROJECT:

475 Bedford Street

475 Bedford Street

CRESSET LEXINGTON,

REVISIONS:

No. Date Description

SUBMISSIONS:

Date Issued For:
_03/01/22_REVISED PSDUP SUBMISSION_

SCALE 1/16" = 1'-0"

DATE ISSUED 03/01/22

PROJECT NO 5255.00

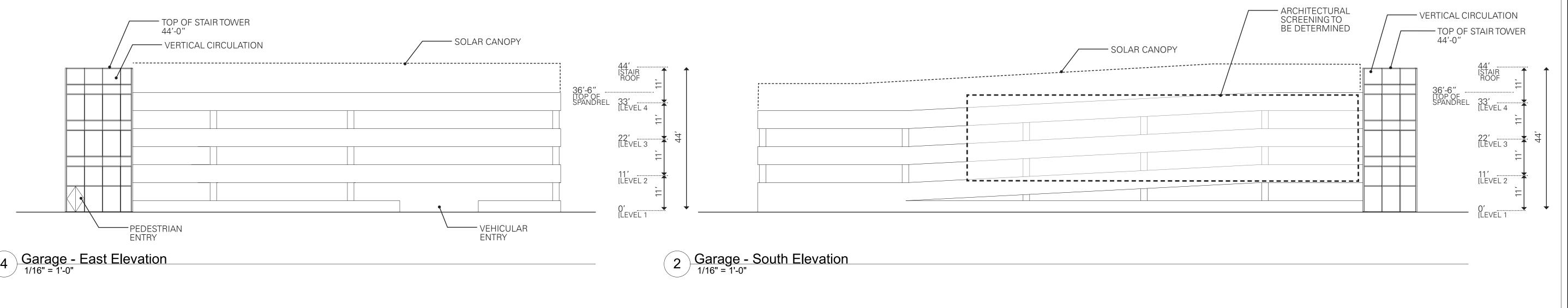
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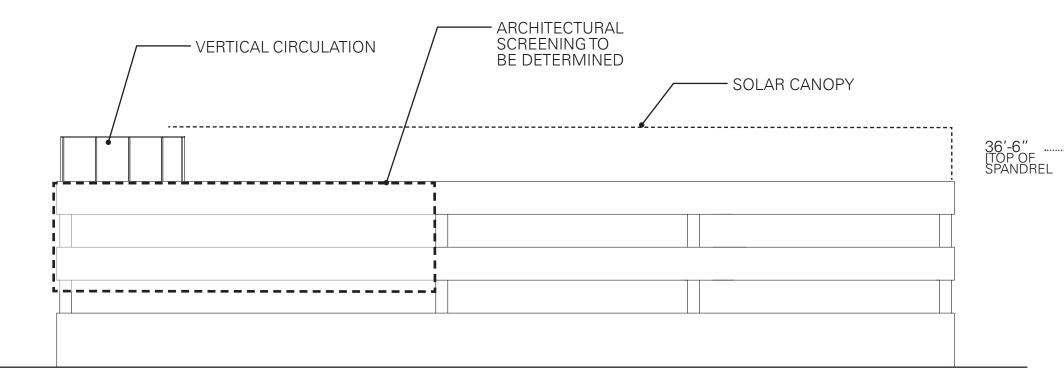
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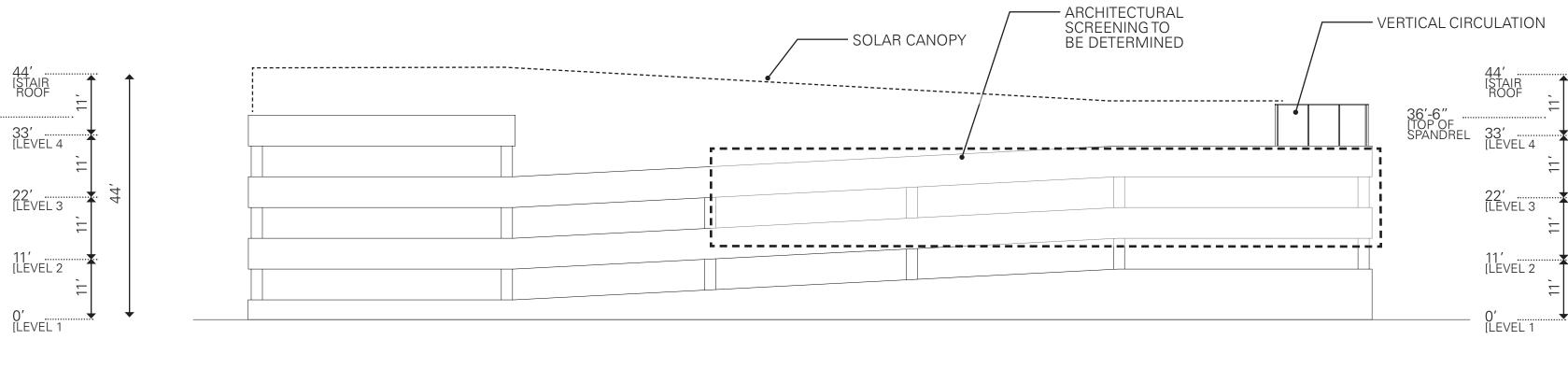
SHEET TITLE:

Garage Elevations

A2.02







3 Garage - West Elevation
1/16" = 1'-0"

1 Garage - North Elevation